

Zoning Text Amendment No: 10-02
Concerning: Residential Townhouse (RT)
Zones – Existing Dwellings
Draft No. & Date: 1 -2/3/10
Introduced: February 9, 2010
Public Hearing: March 16, 2010
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Council Vice President Ervin and Councilmember Elrich

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- add a provision in the RT zones to make certain existing structures conforming;

By adding the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

59-C-1.724. Existing structures

EXPLANATION:

Boldface indicates a heading or a defined term.

Underlining indicates text that is added to existing laws by the original text amendment.

[***Single boldface brackets***] indicate text that is deleted from existing law by the original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[***Double boldface brackets***] indicate text that is deleted from the text amendment by amendment.

* * * indicates existing law unaffected by the text amendment.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-C-1 is amended as follows:**

2

3 **DIVISION 59-C-1. RESIDENTIAL ZONES, ONE-FAMILY.***

4 * * *

5 **59-C-1.7. R-T zones, townhouse, residential.**

6 * * *

7 **59-C-1.724. Existing structures**

8 Multiple-family dwellings existing before the application of a RT zone, are conforming
9 structures and may be repaired, reconstructed, or structurally altered under the provisions of their
10 prior zone if the gross floor area of those dwellings is not increased above the gross floor area
11 that existed on the date that the lot was rezoned; however, if covenants were recorded under an
12 approved schematic development plan, any reconstruction or alteration must satisfy the
13 conditions of those covenants.

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15 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the date of
16 Council adoption.

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19 This is a correct copy of Council action.

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22 Linda M. Lauer, Clerk of the Council